

**BEDFORD PLANNING BOARD  
MINUTES  
Selectmen's Meeting Room  
April 16, 2013**

MEMBERS PRESENT: Jeffrey Cohen, Chair; Shawn Hanegan, Clerk;  
Sandra Hackman; Amy Lloyd; Lisa Mustapich

MEMBERS ABSENT: None

STAFF PRESENT: Glenn Garber, Planning Director; Catherine Perry, Assistant Planner; and  
Cathy Silvestrone, Planning A.A.

STAFF ABSENT: None

OTHERS PRESENT: See Attached

**Jeffrey Cohen, Chair, convened the meeting at 7:30PM**

**Shawn Hanegan, Clerk—Read the Evacuation Announcement**

*Note: All submittals are available for review in the Planning Office*

**DEVELOPMENT SESSION:**

1. 100 Plank Street Special Permit Amendment Public Hearing began at 7:31PM and ended at 8:40PM. A motion/vote was made during the public hearing to **continue deliberations to June 18, 2012.** (Please refer to 100 Plank Street Special Permit Amendment Public Hearing separate minutes dated, April 16, 2013 for hearing details.

2. 111 South Road/Informal discussion of a proposed café to be located in the Depot Area Mixed-Use Overlay District.

Ken Larson, 79 Pine Hill Road, shared a concept development plan for his business property located at 111 South Road (The Bikeway Source). Mr. Larson said he was thinking of expanding retail for the bike shop and incorporate a café (coffee shop and bakery) along with constructing an area for people to congregate. Mr. Larson spoke about his desire to use 6 of the 82 existing parking spaces for a bike corral and to keep bike traffic to the front of the site while situating the café to the back.

Chair Cohen commented that if 6 existing parking spaces were utilized as a bike corral, then a buffer between the pedestrian seating for the cafe and parking areas should be considered.

Amy Lloyd stated that having available shade is a critical component.

Chair Cohen said he would like to learn more about the town's agreement for public parking in the Depot Area Mixed-Use Overlay District versus parking for Mr. Larson's building.

Planning Director Garber pointed out that removal of parking spaces from to construct a bicycle corral would require Selectmen permission.

Mr. Larson displayed some sketches of the proposal. Mr. Larson pointed out that he would like to add a canopy on the south wall of the building to the East of South Road (out near the planters) as a waiting area from the bike shop to give the *appearance* that people are waiting for a train.

Overall Board members were pleased with the concept plan Mr. Larson delivered and commended him for his vision in following the spirit of the Depot Area Mixed Use Overlay District zoning.

Mr. Larson said he would contact the Selectmen to further discuss the use of public parking for the bike corral; in which he believes will be a benefit to both the town and his business.

3. Wellington Way Definitive Subdivision—request for release of lots

Developer Gary Ruping (Hill Park Circle, LLC) had forward a written request dated March 4, 2013 to release lots from the Planning Board Covenant dated, September 6, 2011 for Wellington Way Definitive Subdivision in exchange for surety.

Adrienne St. John, Public Works Engineer, provided a memo dated, April 12, 2013 recommending that \$17,000 be held as a surety to address outstanding work items at Wellington Way Subdivision.

*MOTION: Sandra Hackman moved to remove the Planning Board covenant dated, September 6, 2011 to release 2 lots in the Wellington Way Definitive Subdivision in exchange of a proper surety in the amount of \$17,000, as outlined in Adrienne St. John, Public Works Engineer’s memo dated, April 12, 2013. (Lisa Mustapich seconded the motion)*

VOTE: 5-0-0

**STAFF REPORT/SCHEDULING:**

Catherine Perry, Assistant Planner verbally shared the following information:

1. Blake Block—Planning staff would like to schedule an April 25, 2013 meeting to determine the adequacy of parking at the Blake Block for a recent inquiry to include a fourth food tenant, as a minor amendment to the existing special permit. Ms. Perry stated that Planning staff is seeking the Boards availability to meet. Sandra Hackman stated that she would be unavailable for a 4/25/13 meeting; however, the rest of the members articulated that they could be available.
2. 54 Loomis Street (continuation of public hearing deliberations from March 19, 2013) is scheduled for May 1, 2013.
3. Freedom Estates Bond Release—developer, David Veo is requesting a partial release of the performance bond for Freedom Estates Cluster Subdivision. Planning staff has tentatively scheduled this request to be heard during the May 1, 2013 agenda.
4. 93 Hartwell Road 2-lot Subdivision—Planning Director Garber reported that the applicant is seeking to demolish an existing boarding house, promote an 18 ft. way, and create 2 single family houses. This proposal may also include the removal of mature trees.
5. Land Use Discussion with the Comprehensive Plan Advisory Ad Hoc Committee – Planning Director Garber stated that Planning staff is targeting the June 4 meeting to continue Comprehensive Plan

discussions. Mr. Garber shared that there is not enough time to write a full Land Use element, however it is still important to have a fruitful discussion with the Advisory Ad Hoc Committee

6. GPR (Goldsmith, Prest & Ringwall, Inc.)—Letter addressed to Christopher Laskey, Code Enforcement Director dated April 9, 2013 re: Wet Swale, 62-88 Great Road/Bedford Blake Block/Bedford on the Green Condos.

Planning Director Garber responded to this letter and said that the Department of Public Works is well-informed of the situation and is trying to make progress. Mr. Garber further reported that there are a lot of variables involved; and that a peer review may be needed.

Chair Cohen commented that this issue seems complex; and then asked what will be done about this particular matter. Mr. Cohen also asked if this matter would be part of the overall special permit amendment that the Board plans to review at a future meeting.

Sandra Hackman wanted to know if this matter is connected to Blake Block discussion the Board is planning to have on April 25<sup>th</sup>.

Director Garber informed Ms. Hackman that the additional meeting scheduled for April 25<sup>th</sup> is to determine the adequacy of parking at the Blake Block as a result of an inquiry to add a 4<sup>th</sup> food establishment.

Shawn Hanegan commented that he has observed opening signs posted on site at the Blake Block; and then questioned what leverage the Board would have to ensure that things are completed according to plan if tenants are allowed occupancy.

Director Garber said that Chris Laskey has the jurisdiction to allow businesses to open; however, the later businesses would be subject to the potential of being held back if the developer doesn't comply with the decision.

Amy Lloyd asked if there is a written list of outstanding items for the Blake Block that she could review. Planning staff said they would forward Chris Laskey's letter on the outstanding item relating to the Blake Block project.

### **BUSINESS SESSION:**

1. March 19, 2013 Regular Session Minutes

*MOTION: Shawn Hanegan moved to approve the March 19, 2013 Regular Session Minutes as submitted.  
(Lisa Mustapich seconded the motion)*

*VOTE: 4-0-1 (new Board Member Amy Lloyd abstained)*

2. March 19, 2013 Victoria Road Definitive Subdivision Public Hearing Minutes

*MOTION: Sandra Hackman moved to approve the March 19, 2013 Victoria Road Definitive Subdivision Public Hearing Minutes with minor amendments.*

*VOTE: 4-0-1 (new Board Member Amy Lloyd abstained)*

**ADJOURNMENT:**

MOTION: Lisa Mustapich moved to adjourn the regular session Planning Board meeting.  
(Shawn Hanegan seconded the motion)

*VOTE: 5-0-0*

*TIME: 9:57 PM*